

East Rockhill Township Board of Supervisors

April 28, 2026

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on April 28, 2026, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

<u>Present:</u>	Dave Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Hart Morano	Township Manager
	Will Oetinger, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director
	Chief Dickinson Jr.	Pennridge Regional Police Chief

The meeting was called to order at 7:00 PM by Mr. Nyman with the Pledge of Allegiance.

Members of the public and press were present.

ANNOUNCEMENT:

- The next regular meeting of the Board of Supervisors will be held on Tuesday, May 26, 2026 at 7:00 PM as advertised.
- An Executive Session took place on April 2, 2026 for potential litigation and another will take place following the meeting for potential real estate acquisition.

PUBLIC COMMENT #1:

There was none.

APPROVAL OF MINUTES AND BILLS PAYABLE:

Approval of Minutes and Approval of Bills Payable.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the meeting minutes from the Board of Supervisors March 24, 2026 Regular Meeting as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve payment of the Bills List dated April 24, 2026 for a total amount of \$283,561.78 as presented. With no additional discussion, all present voted in favor.

BOARD AND COMMISSION REPORTS:

Pennridge Regional Police Department (PRPD): Chief Dickinson Jr.

Chief Dickinson shared the March, 2026 Pennridge Regional Police activity report. The report is on file. Chief Dickinson stated the Department has achieved Pennsylvania State Police Association Accreditation, noting the process began five years ago when he was appointed as Police Chief.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Pennridge Regional Police Department report. With no additional discussion, all present voted in favor.

Pennridge Wastewater Treatment Authority (PWTa): Dave Nyman

The April 27, 2026 Agenda and March 2026 minutes and flow reports were provided to the Board. Mr. Nyman stated the two million UV project is \$275,000.00 over budget and he will be meeting with the PWTa Manager to review the budget. Additionally, the revised amended agreement continues to be discussed.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Pennridge Wastewater Treatment Authority report. With no additional discussion, all present voted in favor.

Pennridge Area Coordinating Committee (PACC): Dave Nyman

The March 26, 2026 meeting notes were provided to the Board. Mr. Nyman stated at the April 23, 2026 meeting data centers and Sterling Act tax were discussed. The April 23, 2026 notes will be provided to the Board at May's meeting.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Pennridge Area Coordinating Committee report. With no additional discussion, all present voted in favor.

TOWNSHIP MANAGER'S REPORT: MARIANNE HART MORANO

Draft Financial Report. The 2025 draft financial report and representation letter to the Appointed Auditor were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize finalizing the 2025 financial report and Township Manager execution of the representation letter as presented. With no additional discussion, all present voted in favor.

Consider Military Leave.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize paid military leave to Joshua Gotwals from April 27, 2026 to May 21, 2026. With no additional discussion, all present voted in favor.

Code of Ordinance Chapter 21 Streets and Sidewalks.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Engineer meet with staff to updated Code of Ordinance Chapter 21 Streets and Sidewalks and other recommended updates. With no additional discussion, all present voted in favor.

United States of America Semiquincentennial.

Consensus of the Board was to begin discussion with an artist for artwork in the meeting room with Liberty Bell and covered bridges. A rendering for the Board to consider is anticipated.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Township Manager report. With no additional discussion, all present voted in favor.

PUBLIC WORKS REPORT: JEFF SCHOLL

Public Works activities as of April 22, 2026 were provided to the Board. The report is on file.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Township Public Works report. With no additional discussion, all present voted in favor.

TOWNSHIP ENGINEER REPORT: STEVE BALUH, P.E.

Mr. Baluh stated the Public Works Building is complete and will verify grass and tree plantings succeed. Township staff will provide a revised berm concept plan and cost for Board consideration at a future meeting.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Engineer report. With no additional discussion, all present voted in favor.

TOWNSHIP SOLICITOR REPORT: WILL OETINGER, ESQ.

Draft Data Center and Zoning Ordinance.

- Mark Ezzo, 2904 Hill Road, stated concerns about data centers impact to the surrounding area and provided written comments to the Board prior to the meeting

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize advertisement of the draft Data Center and Zoning Ordinance as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Solicitor report. With no additional discussion, all present voted in favor.

DEPARTMENT AND EMERGENCY SERVICES REPORTS:

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of the Department and Emergency Services reports. With no additional discussion, all present voted in favor.

NEW OR OTHER BUSINESS SUPERVISORS' ITEMS:

- Mr. Nietupski asked if the Township Planner should be engaged to provide concepts for the Willard H. Markey Centennial Park skate park which had the equipment removed.
- Ms. Hart Morano stated Park and Recreation Board is to meet in May and discuss the future of the skate park area.
- Mr. Nyman stated he would like to wait for Park and Recreation Board's recommendation.
- Mr. Volovnik stated the skate park floods and should be removed and not replaced.

No formal action was taken by the Board.

PUBLIC COMMENT #2:

There was none.

ADJOURNMENT:

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adjourn the regular meeting into executive session. With no additional discussion, the meeting was adjourned at 7:36 PM.

Respectfully submitted,

DRAFT

Marianne Hart Morano
Township Manager

East Rockhill Township
Bills List

May 22, 2026

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 184,434.13
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 112.51
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 2,512.11
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 16,950.73
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 1,881.46
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,920.51
Capital Improvement	<i>Revenue from Real Estate 1.25 mil. Expenses for capital projects as budgeted and approved by Board of Supervisors.</i>	\$ 700.00
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 5,797.25
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ 52,774.99
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 2,770.05
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 11,506.44
Bills List Total		\$ 281,360.18

East Rockhill Township
Bills List

May 22, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Advertising	154.21
All Star Home Comfort	1802 Ridge Rd	1,541.00
Amazon Business	Twp Maint Complex	928.53
Arlo Eby	Zoning Hearing	25.00
Chase Credit Card	Walmart	39.95
Chase Credit Card	Grow Perkasio	282.64
Chase Credit Card	PSATS DN, JN, MM, JS	3,162.39
Chase Credit Card	Lowes	122.82
Chase Credit Card	Stone Depot	238.80
Chase Credit Card	Harbor Freight	352.95
Clemens Uniform	Uniforms	48.54 *
Clemens Uniform	Uniforms	209.05
Clemons Richter & Reiss	Rufe	20.00
Clemons Richter & Reiss	Davis	160.00
Clemons Reiss MacNair & Kushto	Davis	80.00
Clemons Reiss MacNair & Kushto	DeCandro	380.00
Clemons Reiss MacNair & Kushto	Seyler	360.00
Dan Soliday	Zoning Hearing	25.00
Davis Feed	Supplies	35.95
Debbies Cleaning	Township Office & Maint	710.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,298.74
Dunlap SLK	2025 Audit	500.00
Emerald Garden	Lawn Maintenance	1,410.00
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	13,302.50
Grim, Biehn & Thatcher	Township Solicitor General	395.00
Grim, Biehn & Thatcher	Township Solicitor ZHB	87.50
IPFone	Phone Service	333.86
IT Business Solutions	Monthly Service	477.00
IT Business Solutions	Computer & Setup	1,630.00
John Fenley	Zoning Hearings	50.00
Keystone Collections Group	EIT Commission	1,160.79 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	442.02 *
Keystone Collections Group	EIT Taxpayer Refunds	2,360.82 *
Keystone Collections Group	LST Commission	308.24 *
Kriebel Security	Quarterly Service	222.00
Landis Fence	Basin Fence Repair	43.83

East Rockhill Township
Bills List

May 22, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Lawson	Supplies	203.27
Lincoln National	Insurance Premium	326.41
Mary Martin	Zoning Hearing	25.00
Patricia McAnally	Zoning Hearing	25.00
PP&L Electric	Parking Lot Lights	245.65
PP&L Electric	Municipal Office	178.14
PP&L Electric	Brick Garage	27.40
PP&L Electric	PW Building	402.05
Pennridge Regional Police	HVAC Repair Reimbursement	18,230.00
Pennridge Regional Police	2024 Overtime Reimbursement per Agreement	3,907.00
Pennridge Regional Police	Police Service	109,248.00
Perkasie Regional Authority	Municipal Office Water Bill	230.15 *
Pitney Bowes	Quarterly Lease	21.00
Pitney Bowes	Postage	800.00
Primo Brands	Water Service	27.45
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Ricoh	Copier Rental & Copies	270.17 *
STR Business Solutions	Postage Meter Quarterly Lease	90.00
T-Mobile	Cell Phone Service	125.80 *
TRAISSR LLC	Permit Software	1,575.00
USA Today LocalIQ	Advertising	394.78
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer Rock Hill Quarry	177.45
Wynn Associates	Township Engineer General	300.31
Wynn Associates	Township Engineer Twp Maint Complex	845.42
Wynn Associates	Township Engineer Zoning Ordinance	95.55
<i>General Fund</i>		<u>\$ 184,434.13</u>

Fire Fund - 03

PP&L Electric	Substation	112.51
<i>Fire Fund</i>		<u>\$ 112.51</u>

East Rockhill Township
Bills List

May 22, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Open Space Fund - 05		
Grim, Biehn & Thatcher	Township Solicitor Land Preservation	17.50
Keystone Collections Group	EIT Commission	573.18 *
Keystone Collections Group	Taxpayer Refunds	1,180.48 *
Wynn Associates	Township Engineer Land Preservation	740.95
	<i>Open Space Fund</i>	<u>\$ 2,512.11</u>

Sewer Fund - 08

ARRO Consulting	Engineering Treatment Plant S Aeration Tank	318.00
Comcast	Treatment Plant Phone Service	119.74
DEP	3 Year Wastewater Operation Certificate - JS	60.00
Emerald Garden	Lawn Maintenance	330.00
Grim, Biehn & Thatcher	Township Solicitor Sewer	344.25
Kevin Franks	Treatment Plant	1,850.00
Lingo	Pump Station Alarm Service	184.26
MJ Reider Associates	Lab Analysis	702.15
Pennsylvania Steel Co	Treatment Plant Grates	3,176.10 *
PP&L Electric	Pump Station	664.55
PP&L Electric	Treatment Plant	2,771.94
Quakertown National Bank	2021 Note Interest	2,814.58 *
Riggins	Unleaded Fuel	883.91
Riggins	Diesel Fuel	400.05
Univar	Aluminum Sulfate	2,331.20
	<i>Sewer Fund</i>	<u>\$ 16,950.73</u>

Park & Recreation / Driving Range Fund -09

Emerald Garden	Lawn Maintenance	744.00
George Allen Portable Toilets Inc.	Markey Centennial Park	165.00
Landis Fence	Bike Trail Fence Repair	75.15
Littles	Parts	60.98
Pennridge Community Day	2026 Contribution	300.00
PP&L Electric	Markey Centennial Park Sign	29.80
PP&L Electric	Markey Centennial Park Buildings	57.83
Swingset Mall	Markey Centennial Park	369.70
Verizon	FIOS Service	79.00
	<i>Park & Rec / Driving Range Fund</i>	<u>\$ 1,881.46</u>

East Rockhill Township
Bills List

May 22, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Street Light Fund - 13		
PP&L Electric	Street Lights	1,920.51
	<i>Street Light Fund</i>	<u>\$ 1,920.51</u>
Capital Improvement Fund - 19		
William Seachrist	Twp Maint Complex	700.00
	<i>Capital Improvement Fund</i>	<u>\$ 700.00</u>
Building Debt Fund - 22		
Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.25
	<i>Building Debt Fund</i>	<u>\$ 5,797.25</u>
Capital Reserve Fund - 30		
Eagle Power Kubota	Dingo	52,388.80
Wynn Associates	Township Engineer Hill Road	331.59
Wynn Associates	Township Engineer Stone Edge Rd	54.60
	<i>Capital Reserve Fund</i>	<u>\$ 52,774.99</u>
State Aid (Liquid Fuel) Fund - 35		
Creative Environments	2/2026 Snow Removal	750.00
M&W Precast	Supplies	1,747.38
PP&L Electric	Signal 313 & 5th	45.13
PP&L Electric	Flasher 5th Street	27.62
PP&L Electric	Signal Campus & 5th	41.00
PP&L Electric	Signal 313 & 563	43.26
PP&L Electric	Flasher Schwenkmill Road	27.42
PP&L Electric	Signal 313 & Mountain View	60.62
PP&L Electric	Flasher Mountain View	27.62
	<i>State Aid Fund</i>	<u>\$ 2,770.05</u>

East Rockhill Township
Bills List

May 22, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Escrow Fund - 90		
Grim Biehn & Thatcher	Township Solicitor Weidner	17.50
Grim Biehn & Thatcher	Township Solicitor Like A Mustard Seed	143.50
Pennridge School District	Escrow Closure	3,476.11
Wynn Associates	Township Engineer Renew Bible Church	40.95
Wynn Associates	Township Engineer Like A Mustard Seed	88.73
Wynn Associates	Township Engineer DR Horton	2,705.39
Wynn Associates	Township Engineer Weidner	689.81
Wynn Associates	Township Engineer Green Ridge West	95.55
Wynn Associates	Township Engineer JMD Group	136.50
Wynn Associates	Township Engineer Everleigh Woods	3,559.85
Wynn Associates	Township Engineer Cliff Capital	245.41
Wynn Associates	Township Engineer Del Ron Ent	75.08
Wynn Associates	Township Engineer Schultz	204.76
Wynn Associates	Township Engineer Mullen	27.30
	<i>Escrow fund</i>	<u>\$ 11,506.44</u>
Total Bills List		\$ 281,360.18

**denotes already paid*

INFORMATION REDACTED DUE TO PHISHING ATTEMPTS

1. If applicant is not the owner, state applicant's authority to submit this application. _____

2. Date of Present Deed: PURCHASED HOUSE 10-1998; SATISFIED MORTGAGE 6-2015
3. Present Zoning Classification: R 1
4. Lot Size: .256 acres
5. Nature of Improvements
 - a. Present use of property: RESIDENTIAL HOME
 - b. Proposed use of property: _____
6. If you are **appealing a determination of the Zoning Office**, complete the following: N/A
 - a. The action taken was: _____

 - b. The date action was taken: _____
 - c. The foregoing action was in error because: _____

7. Attach a copy of any written order issued by the Zoning Officer in connection with this matter.
8. If you are requesting a **special exception** complete the following: N/A
 - a. Nature of special exception sought is: _____

 - b. The special exception is allowed under: _____
Part: _____ Section: _____
Subsection: _____ of the East Rockhill Township Zoning Ordinance.
(If more than one special exception is required, list all ordinance references and the nature of the exceptions sought).
9. If you are requesting a **variance**: N/A
 - a. Nature of variance sought is: COVERED PATIO
 - b. The variance is from: AS PER DRAWING
Part _____ Section: _____
Subsection: 27-304B3, 9(2) of the East Rockhill Township Municipal Zoning Ordinance. (If more

than one variance is required, list all ordinance references and the nature of the exceptions sought).

- c. The nature of the unique circumstances and the unnecessary hardship justifying the request for a variance is: _____

10. If you are challenging the **validity of a zoning ordinance or map**, complete the following: N/A

- a. Identify the provisions of the ordinance or map which you believe to be invalid: _____

- b. The challenge is ripe for decision because: _____

- c. The provisions challenged is invalid because: _____

- d. The foregoing action was in error because: _____

11. Use in case of a **challenge to the validity of a Zoning Ordinance or Map**: N/A

- a. The Ordinance of Map Challenged is as follows: _____

- b. The challenge is ripe for decision because: _____

- c. The Ordinance challenged is invalid because: _____

12. If you are requesting a **unified appeal as defined in Section 913.1 of the Municipal Planning Code**, complete 11, 12, 13 or 14 above setting forth the Zoning question(s) for the Board's consideration, and complete the following: N/A

- a. The development or development plan is designated as follows: _____

- b. The non-zoning issue(s) about which testimony will be presented are: _____

31.593 +/-

Proposed
Covered Porch
20x16

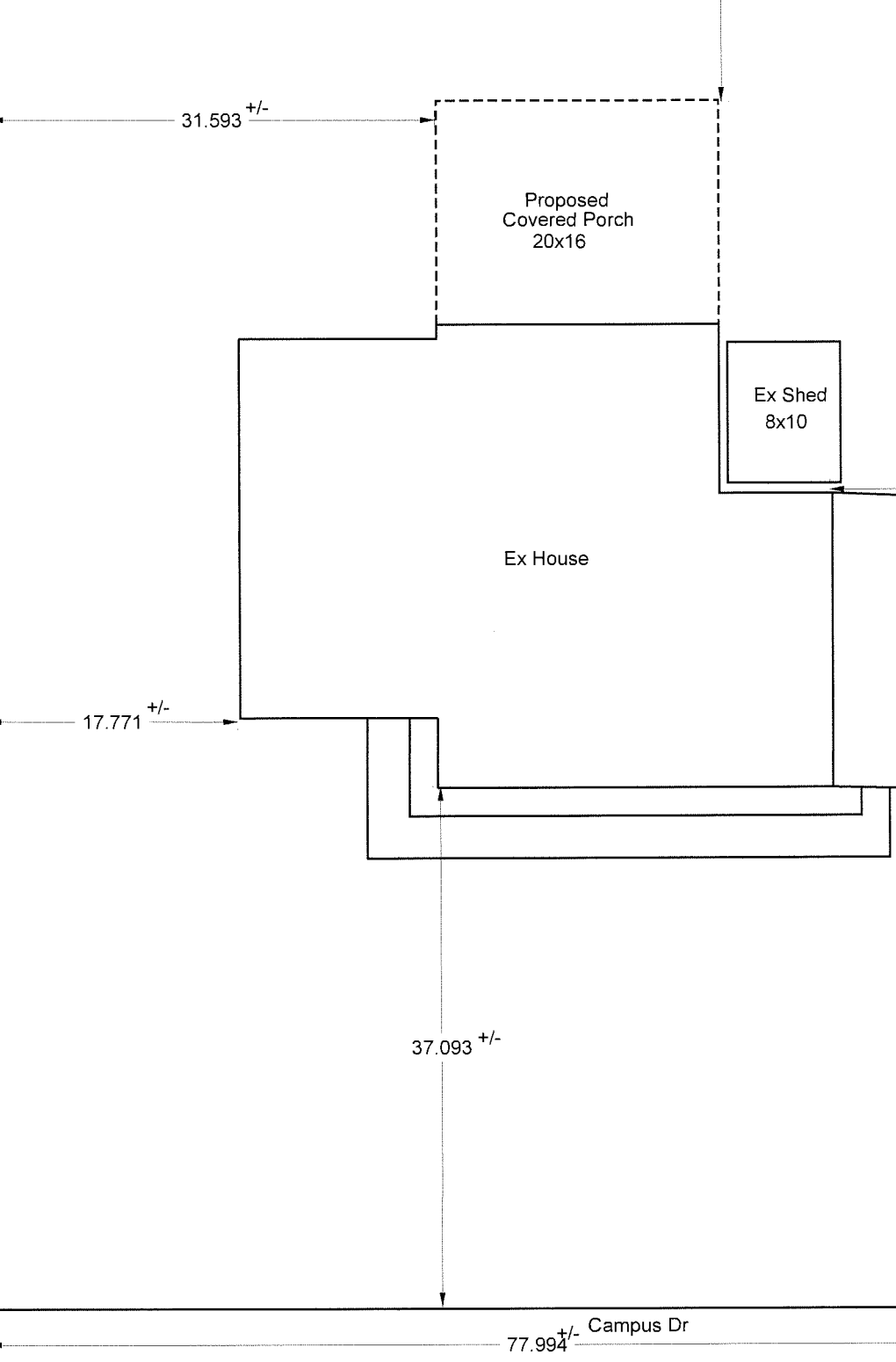
Ex Shed
8x10

Ex House

17.771 +/-

37.093 +/-

77.994 +/- Campus Dr





1622 N. Ridge Road
Perkasie, PA 18944

Bucks County
Commonwealth of Pennsylvania

RESOLUTION 2026 – 09

**A RESOLUTION ADOPTING AND APPROVING THE EAST ROCKHILL TOWNSHIP
EMPLOYEE MANUAL AND APPOINTING AN EQUAL EMPLOYMENT OPPORTUNITY OFFICER
AND ADA COMPLIANCE OFFICER**

WHEREAS, the Board of Supervisors of East Rockhill Township recognizes the benefit of establishing a uniform and comprehensive system of personnel administration; and

WHEREAS, East Rockhill Township’s existing employee manual was last amended on November 26, 2024 and

WHEREAS, the Board of Supervisors of East Rockhill Township has determined it is necessary and in the interest of all Township employees to repeal, replace, update and reorganize the existing employee manual and the provisions set forth therein; and

WHEREAS, a draft revised employee manual was distributed to and reviewed by all Township regular employees on May 15, 2026; and

WHEREAS, the Board of Supervisors of East Rockhill Township intend to repeal the current employee manual, last revised November 26, 2024, and replace it with the new Employee Manual dated May 2026 attached hereto and marked as Exhibit “A”

NOW THEREFORE BE IT RESOLVED by the East Rockhill Township Board of Supervisors that the attached East Rockhill Township Employee Manual dated May 2026 is hereby adopted and approved and that all prior versions are hereby repealed.

NOW THEREFORE BE IT FURTHER RESOLVED by the East Rockhill Township Board of Supervisors that the Township Manager shall be appointed the Equal Employment Opportunity Officer and appointed the ADA Compliance Officer.

SO RESOLVED this 26th day of May, 2026 by:

**EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS**

David R. Nyman, Chairperson

Gary W. Volovnik, Vice-Chairperson



James C. Nietupski, Member

ATTEST:

Marianne Hart Morano, Manager

SPACING INFORMATION FOR 12-014-065

ZONED: AP - ANNUAL LURE PRESERVATION DISTRICT

MINIMUM	DESIRED	MAXIMUM
MINIMUM LOT AREA	10,000 SQ. FT.	50,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.	200 FT.
MINIMUM FRONT YARD SETBACK	10 FT.	20 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	10 FT.
MINIMUM REAR YARD SETBACK	10 FT.	20 FT.
MINIMUM FRONT SETBACK	10 FT.	20 FT.
MINIMUM SIDE SETBACK	5 FT.	10 FT.
MINIMUM REAR SETBACK	10 FT.	20 FT.

USE: A1 - GENERAL FARMING

MINIMUM	DESIRED	MAXIMUM
MINIMUM LOT AREA	10,000 SQ. FT.	50,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.	200 FT.
MINIMUM FRONT YARD SETBACK	10 FT.	20 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	10 FT.
MINIMUM REAR YARD SETBACK	10 FT.	20 FT.
MINIMUM FRONT SETBACK	10 FT.	20 FT.
MINIMUM SIDE SETBACK	5 FT.	10 FT.
MINIMUM REAR SETBACK	10 FT.	20 FT.

ZONING INFORMATION FOR 12-014-065-002

ZONED: AP - ANNUAL LURE PRESERVATION DISTRICT

MINIMUM	DESIRED	MAXIMUM
MINIMUM LOT AREA	10,000 SQ. FT.	50,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.	200 FT.
MINIMUM FRONT YARD SETBACK	10 FT.	20 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	10 FT.
MINIMUM REAR YARD SETBACK	10 FT.	20 FT.
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MINIMUM REAR YARD SETBACK	10 FT.	20 FT.
MINIMUM FRONT SETBACK	10 FT.	20 FT.
MINIMUM SIDE SETBACK	5 FT.	10 FT.
MINIMUM REAR SETBACK	10 FT.	20 FT.

SPACING INFORMATION FOR 12-014-065

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MINIMUM FRONT SETBACK	10 FT.	20 FT.
MINIMUM SIDE SETBACK	5 FT.	10 FT.
MINIMUM REAR SETBACK	10 FT.	20 FT.

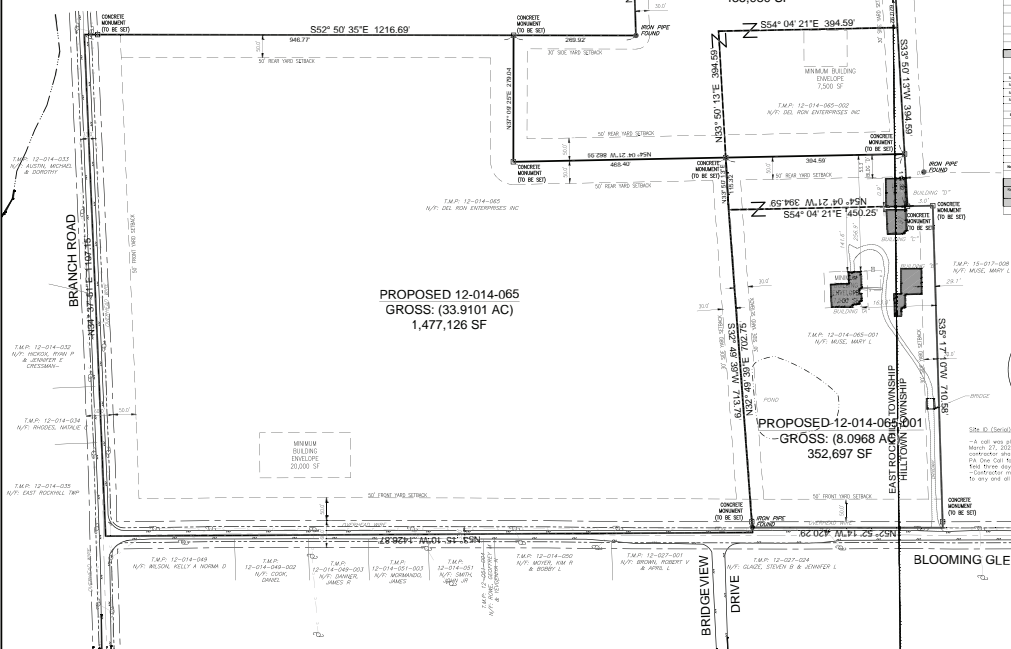
ZONING INFORMATION FOR 12-014-065-002

ZONED: AP - ANNUAL LURE PRESERVATION DISTRICT

MINIMUM	DESIRED	MAXIMUM
MINIMUM LOT AREA	10,000 SQ. FT.	50,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.	200 FT.
MINIMUM FRONT YARD SETBACK	10 FT.	20 FT.
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USE: A1 - GENERAL FARMING

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MINIMUM FRONT SETBACK	10 FT.	20 FT.
MINIMUM SIDE SETBACK	5 FT.	10 FT.
MINIMUM REAR SETBACK	10 FT.	20 FT.



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Why Can't We Just Say No to Development?

East Rockhill's beautiful open spaces, convenient highway access and rural quality of life make it an attractive place for many people to live. But rapid growth and development can change the scenic landscape of East Rockhill Township, which attracted people in the first place.

Over the past few decades, new, large-scale housing developments have been built in many places in upper Bucks County. So if sprawl and development potentially change the township in a negative way, why can't the township just tell developers to go elsewhere? Moreover, why would they even try to accommodate development by zoning land for higher-density uses?

Two legal reasons prevent East Rockhill from completely stopping development and even compel the township to accommodate it. **The township cannot keep private property owners from gaining some economic use out of their properties.** Widely known as the 'takings clause,' the Fifth Amendment of the U.S. Constitution states 'nor shall private property be taken for public use, without just compensation.'

When a government regulation denies all economic use or value of a property, a 'taking' of property results. This is applied in a land-use context through zoning regulations and means that all property must be zoned to allow for some form of housing and/or some commercial use.

In addition, **every municipality must provide for basic forms of housing, and all institutional, commercial, and industrial uses.** In a series of court decisions, the Pennsylvania Supreme Court found that every community must provide for its 'fair share' of each particular use.

If the amount of land zoned for a particular use is disproportionately small, or if the use cannot be reasonably accommodated under the provisions of the zoning ordinances, then the courts will hold the ordinance to be exclusionary, will grant relief, and permit the developer to build whatever he or she wishes, despite the municipality's zoning ordinance.

Thus, to meet this fair share requirement, East Rockhill's zoning ordinance must contain provisions for all types of development.

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 27 OF THE EAST ROCKHILL TOWNSHIP CODE BY CREATING A NEW USE FOR DATA CENTERS; BY CREATING A NEW DEFINITION FOR SAID USE AND TERMS RELATING TO SAID USE; BY ADDING ADDITIONAL REGULATIONS FOR SAID USE; BY AMENDING A1 GENERAL FARMING USE TO DISTINGUISH IT FROM USES I11 AND I12; BY CONFIRMING THAT LANDSCAPERS ARE INCLUDED IN CONTRACTOR USE; BY AMENDING ALL TABLES OF USES TO PROVIDE FOR SAID USES; AND BY PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the East Rockhill Township Board of Supervisors has determined that reasonable regulations of the increasingly prevalent data center use would support the general health, safety, and welfare of East Rockhill Township;

WHEREAS, the East Rockhill Township Board of Supervisors has determined that agricultural uses governing general farming as a primary use must be distinguished from uses I11 and I12, which govern homestead animals that are only permissible as accessory uses to a residential use; and

WHEREAS, the East Rockhill Township Board of Supervisors has determined that landscapers are contractors and should be explicitly included in the contractor use to avoid confusion.

NOW, THEREFORE, the East Rockhill Township Code is hereby amended as follows:

ARTICLE I. DEFINITIONS

Chapter 27, Zoning, Part 2, Definitions, of the East Rockhill Township Code shall be amended with the inclusion of new definitions for the terms “Agriculture,” “Data Center,” “Data Center Accessory Uses/Structures” and “Data Center Equipment.” The terms shall be added alphabetically within Chapter 27, Part 2, and shall read as follows:

Agriculture.

The cultivating of the soil, and the raising and harvesting of the products of the soil, including, but not by the way of limitation, nurseries, horticulture and forestry, and animal husbandry. The term “Agriculture” shall not include agricultural entertainment uses.

Data Center.

A use, either on-premise or co-location, which is occupied primarily by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored; this shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A data center may include data center equipment.

Data Center Accessory Uses/Structures.

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; and security features, provided such data center accessory uses/structures are located on the same tract.

Data Center Equipment.

Outdoor mechanical equipment adjacent to a data center that provides redundant power capacity to a data center.

ARTICLE II. DATA CENTER USE REGULATIONS

Chapter 27, Zoning, Part 3, Use Regulations, Section 27-304 of the East Rockhill Township Code is hereby amended with the creation of a new use entitled “H19. Data Center” which shall read as follows:

H19. Data Center

- A. Data Center Development. Data centers shall comply with this section and all applicable local, state, and federal regulations and laws..
- B. Minimum Lot Size- 50 acres
- C. Accessory Uses/Structures. Data center equipment shall be permitted by right in support of a data center. Data center accessory uses/structures shall be permitted by right in support of a data center. For purposes of the minimum distance between buildings, data center equipment and unoccupied data center accessory structures shall be deemed as auxiliary buildings that are not subject to the 12-foot setback between buildings required by Section 27-1708(c).
- D. Sound. Chapter 6, Part 2 of the East Rockhill Township Code shall apply to a data center. Sound shall be measured 1.5 meters above ground at the property line per ANSI S1.13-2020 (American National Standard – Measurement of Sound Pressure Levels in Air). The applicant shall provide a sound assessment with its conditional use application for a data center establishing how it will comply with the above sound standards. The sound assessment will be performed by a professional acoustic engineer

that can demonstrate qualifications by delivery of a resume to the Township. Notwithstanding the foregoing provisions of this Section, all sound produced by: (i) required periodic testing of data center equipment, and (ii) emergency use of data center equipment are exempt from this Section and Chapter and shall be considered exceptions under Section 6-203 of the East Rockhill Township Code without a waiver request under Section 6-204.

- E. Height. Data centers shall not exceed 45 feet in height. For purposes of determining the height of a data center or a building associated with data center accessory uses, projections through the roof of the building for items such as elevator towers, heating or cool units, parapet walls to screen rooftop equipment and protrusions, and other such items shall be counted.
- F. Setbacks. All data centers, data center equipment, and data center accessory uses and structures except for parking shall be set back 200 feet from all property lines.
- G. Parking. At least one parking space per 8,000 square feet of floor area designed and intended to be accessible regularly by employees, or one parking space for every one employee, based upon the maximum number of employees on site during the largest shift, whichever is lesser. No parking for a data center shall be located within one hundred (100) feet of a property line abutting a residential district or having a residential use nor within fifty (50) feet of any property line
- H. Off Street Loading. A minimum of 1 off-street loading space/dock shall be provided for a data center.
- I. Utility Review. The proposed use shall be serviced by public utilities. As part of the conditional use application, the applicant shall provide the Township:
 - a. Demonstration of exhaustive efforts to provide for on-lot electricity generation prior to provide electricity for the use prior to connection to a public electricity provider.
 - b. Demonstration of exhaustive efforts to provide for public water and sewage disposal prior to resort to on-lot production of water and/or on-lot sewage disposal.
 - c. A will-serve letter by a public utility provider and/or a written assessment by a certified professional in the field of engineering and utility design has been made of the potential electrical, water, and/or sewer consumption of the proposed use which ensures that there is sufficient capacity available to serve the proposed use as well as the projected service needs for future growth.
 - d. If the above-mentioned assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at their own expense, the necessary system improvements necessary to mitigate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility such as the relevant provisions of the East Rockhill Township Code, including but not limited to Chapter 18, Sewers and Sewage Disposal, and Chapter 26, Water. If the necessary system improvements are determined by both the Township Engineer and the

respective public utility providers to be infeasible, then on-site water production and sewage disposal methods may be considered if developed in compliance with all Township ordinances.

- e. The applicant shall provide proof of review and approval from the Delaware River Basin Commission for water withdrawals from ground water, impoundments, or running streams of 100,000 gallons per day or more over a 30-day average and for importation of water into or exportation of water out of the Delaware River Basin whenever the design capacity is 100,000 gallons per day or more.
- J. Utility Lines. To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a data center shall be placed underground. This requirement shall not apply if the utility company requires above-ground lines, or the placement of under-ground lines is not feasible. Utility lines to the substations from off-site may be placed above ground.
- K. Emergency Access. As part of the conditional use application, it shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Fire Chief shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, fire hydrant availability on the site.
- L. Outdoor Lighting. Section 27-1719 shall apply to a data center development. Outdoor lighting shall be determined by East Rockhill Township on a case-by-case basis pending actual needs to accommodate the data center.
- M. Environmental Impacts. Environmental impacts associated with a data center shall be mitigated by demonstrating compliance with the following standards as part of the conditional use application:
 - a. Air pollution controls. All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following standards:
 - i. Visible emissions. Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.
 - ii. Hazardous air emission. All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.
 - iii. Dust, fumes, smoke, vapors, gases, and odor. *See* Sections 6-301, 6-302, 6-304.
 - b. Vibration control. *See* Section 6-306.

- c. Glare or heat control. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines. *See* Sections 6-303, 6-305.
 - d. Electrical power. Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the plant or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements herein.
- N. Construction Hours. Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work for a data center may occur between the hours of 7:00 a.m. and 8:00 p.m. on Monday through Saturday. The Township may permit additional construction hours by administrative modification upon request by an applicant.
- O. On-Site Energy Generation. Any form of on-site energy generation, including substations and fuel cell power stations, shall be approved by the Township Fire Chief. As part of the conditional use application, the applicant shall submit a safety plan for the on-site energy generation use to the satisfaction and approval of the Township Fire Chief. The property owner shall annually recertify the safety plan and allow for a site inspection by the Fire Chief or his designee to identify any emergency response vulnerabilities and to identify compliance with the safety plan.
- P. Phased Development. A data center development may be developed in one or more phases.
- Q. An individual site plan for each data center developed as part of a phased development shall be submitted to the Township prior to the issuance of any building permit. Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of any building permit. Applicable third-party permits may include, but are not limited to, highway occupancy permits, NPDES permits, and ESCGP permits.

ARTICLE III. ZONING DISTRICTS AND TABLE OF USES

1. Chapter 27, Part 13, Industrial-1 District, Section 27-1301.c of the East Rockhill Township Code related to principal uses permitted by conditional use in the Industrial-1 District shall be amended to add (8) H19 Data Center as a use permitted by conditional use.
2. Chapter 27, Part 14, Industrial-2 District, Section 27-1401.c of the East Rockhill Township Code related to principal uses permitted by conditional use in the Industrial-2 District shall be amended to add (6) H19 Data Center as a use permitted by conditional use.
3. Chapter 27, Attachment 1 is amended to reflect the changes set forth in this ordinance and is hereby replaced with the table of uses attached hereto and incorporated herein as ***Exhibit “A.”***

ARTICLE IV. AGRICULTURAL USES

Chapter 27, Zoning, Part 3, Use Regulations, Section 27-304 of the East Rockhill Township Code hereby amends subsection j. of use A-1, which shall read as follows, with the italicized language added:

- j. The keeping and raising of livestock and poultry on parcels of land less than 10 acres in area shall be limited to the keeping and raising of two head of livestock or 100 fowl per one acre. *This use is separate and distinct from uses I11 and I12, which regulate the keeping of homestead animals that are only permissible as an accessory to a residential use. This A1 use governs the keeping and raising of livestock and poultry as agricultural operations that are a principal use.*

ARTICLE V. CONTRACTING USE AMENDMENT

Chapter 27, Zoning, Part 3, Use Regulations, Section 27-304 of the East Rockhill Township Code hereby amends use H-5, which shall read in its entirety as follows with the italicized language added:

- H5. Contracting. Contractor offices and shops such as building, cement, electrical, heating, *landscaping*, masonry, painting and roofing.
 - a. The buffer requirements of § 27-1905 of this chapter shall be met.
 - b. All materials and vehicles shall be stored within a building or an enclosed area which is properly screened.
 - c. Parking. One off-street parking space for each employee on the largest shift or one off-street parking space for every 500 square feet of total floor area, whichever is greater, plus one space for each company vehicle normally stored on the premises.

ARTICLE VI. REPEALER

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

ARTICLE VII. SEVERABILITY

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality by a court of competent jurisdiction, such illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of East Rockhill Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part had not been included.

ARTICLE VIII. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment.

ENACTED AND ORDAINED this ____ day of _____, 2026

ATTEST:

**EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS**

Marianne Morano, Manager

David R. Nyman, Chair

Gary Volovnik, Vice-Chair

James C. Nietupski, Member

(Municipal Seal)



27 Attachment 1
Township of East Rockhill Table of Use Regulations

AP	Agriculture Preservation	VC	Village Commercial
RP	Resource Protection	C-E	Cultural-Educational
RR	Rural Residential	C-O	Commercial-Office
S	Suburban	I-1	Industrial-1
R-1	Residential	I-2	Industrial-2
VR	Village Residential	E	Extraction

P A use permitted by right
 S A use permitted by special exception* C A use permitted as a conditional use* N A use not permitted
 Y/C A use possibly permitted by right or as a conditional use pursuant to the conditions and requirements contained in §27-304G, Subsection G5.*

* In addition to the requirements in §27-304, conditional uses and special exceptions are also subject to additional requirements as listed in Part 22 and Part 23, respectively.

	AP	RP	RR	S	R-1	VR	VC	C-E	C-O	I-1	I-2	E
A. Agricultural Uses												
A1 General Farming	P	P	P	P	P	P	P	P	N	P	P	P
A2 Nursery	P	P	P	P	P	P	N	P	N	P	P	P
A3 Intensive Agriculture	P	P	P	N	N	N	N	N	N	N	N	N
A4 Forestry	P	P	P	P	P	P	P	P	P	P	P	P
A5 Riding Academy	P	P	P	C	N	N	N	N	N	N	N	N
A6 Kennel-Commercial	N	P	P	N	N	N	N	N	N	N	N	N
A7 Agricultural Retail	P	P	P	C	N	N	N	N	N	P	N	P
A8 Farm Unit	P	P	P	P	P	P	N	N	N	P	N	P
A9 Farm Support Facility	P	N	S	N	N	N	S	N	N	N	N	N
A10 Kennel-Noncommercial	P	P	P	P	P	P	P	P	P	P	N	P
A11 Kennel- Commercial	N	P	P	N	N	N	N	N	N	N	N	N
A12 Accessory Farm Business	C	C	N	N	N	N	N	N	N	N	N	N
B. Residential Uses												
B1 Detached Dwelling	P	P	P	P	P	P	P	N	N	N	N	N
B2 Cluster Subdivision	N	P	P	P	P	N	N	N	N	N	N	N
B3 Performance Standard Development	N	N	N	C	C	P	N	N	N	N	N	N
B4 Mobile Home Park	N	N	N	N	S	N	N	N	N	N	N	C
B5 Group Home	N	C	C	C	N	C	N	N	N	N	N	N
B6 Life Care Facility	N	N	N	C	P	N	N	P	N	N	N	N
B7 Full Care Facility	N	N	N	C	P	N	N	P	N	N	N	N
B8 Rooming or Boarding House	N	N	N	N	N	N	S	N	N	N	N	N
B9 Residential Conversion	C	C	C	N	C	C	C	C	N	N	N	N
B10a Accessory Professional Offices	P	P	P	P	P	P	P	P	N	P	P	N
B10b Accessory Personal Services	P	P	P	P	P	P	P	P	N	P	P	N
B10c Accessory Instructional Services	P	P	P	P	P	P	P	P	N	P	P	N
B10d Accessory Home Crafts	P	P	P	P	P	P	P	P	N	P	P	N
B10e Accessory Family Day Care	S	S	S	S	S	S	S	S	N	P	P	N
B10f Accessory Trades, Business	C	C	C	C	C	C	C	C	N	P	P	N
B10g Accessory Repair Service & Other	S	S	S	S	S	S	S	S	N	P	P	N
B11 Residential Accessory Building	P	P	P	P	P	P	P	P	N	P	P	N
B12 Garage or Yard Sales	P	P	P	P	P	P	P	P	N	P	P	N
B13 Age-Qualified Development	N	N	N	C	N	N	N	N	N	N	N	N
B14 Short-Term Residential Rental (Overnight)	P	P	N	N	N	N	N	N	N	N	N	N
B15 Short Term Residential Rental (Non-Overnight)	P	P	N	N	N	N	N	N	N	N	N	N
C. Institutional Uses												
C1 Place of Worship	C	C	C	N	P	P	N	P	N	N	N	N
C2 School	N	C	C	N	P	P	N	P	Q	N	N	N
C3 Library or Museum	N	N	N	N	N	N	N	P	N	N	N	N
C4 Hospital	N	S	S	N	N	N	N	P	N	N	N	N
C5 Nursing Home	N	N	N	N	N	N	N	P	N	N	N	N
C6 Cemetery	C	N	S	N	N	N	N	S	N	N	N	N
C7 Municipal Building	P	P	P	N	N	N	N	P	N	N	N	N
D. Recreational Uses												
D1 Recreational Facility	P	P	P	C	C	N	N	P	C	C	C	N
D2 Private Recreational Facility	N	C	C	N	N	N	N	C	C	C	C	N
D3 Private Club	C	C	C	N	N	N	C	C	P	P	P	N
D4 Community Center	N	N	N	N	N	C	N	P	N	N	N	N
E. Office Uses												
	AP	RP	RR	S	R-1	VR	VC	C-E	C-O	I-1	I-2	E



E1 Medical Office	N	N	N	N	N	N	C	N	P	P	P	N
E2 Veterinary Office	N	P	P	N	N	N	C	N	N	P	P	N
E3 Office	N	N	N	N	N	N	P	N	P	P	P	N
E4 Office Park	N	N	N	N	N	N	N	N	P	N	P	N
F. Commercial & Consumer Service Uses	AP	RP	RR	S	R-1	VR	VC	C-E	C-O	I-1	I-2	E
F1 Commercial School	N	N	N	N	N	N	S	N	P	N	N	N
F2 Day-Care Center	N	N	N	N	N	N	N	P	P	N	N	N
F3 Retail Store	N	N	N	N	N	N	N	N	P	N	N	N
F4 Adult Commercial	N	N	N	N	N	N	N	N	C	N	N	N
F5 Village Oriented Shop	N	N	N	N	N	N	P	N	N	N	N	N
F6 Service Business	N	N	N	N	N	N	P	N	P	N	N	N
F7 Financial Establishment	N	N	N	N	N	N	P	N	P	N	N	N
F8 Funeral Home or Mortuary	N	N	N	N	N	N	C	N	P	N	N	N
F9 Eating Place	N	N	N	N	N	N	S	N	P	N	N	N
F10 Drive-ins & Other Eating	N	N	N	N	N	N	N	N	P	N	N	N
F11 Tavern	N	N	N	N	N	N	S	N	S	N	N	N
F12 Repair Shop	N	N	N	N	N	N	N	N	P	P	P	N
F13 Indoor Entertainment	N	N	N	N	N	N	N	N	S	S	N	N
F14 Theater	N	N	N	N	N	N	N	N	C	N	N	N
F15 Indoor Athletic Club	N	N	N	N	N	N	N	N	P	P	P	N
F16 Reserved												
F17 Outdoor Entertainment	N	N	N	N	N	N	N	N	C	P	P	N
F18 Outdoor Motion Picture	N	N	N	N	N	N	N	N	N	P	P	N
F19 Cottage Development or Private Camp	N	S	N	N	N	N	N	N	N	N	N	N
F20 Recreational Camping Park	N	S	N	N	N	N	N	N	N	N	N	N
F21 Golf Course	N	P	P	N	N	N	N	N	N	P	P	N
F22 Motel-Hotel	N	N	N	N	N	N	N	N	S	P	P	N
F23 Inn	N	N	N	N	N	N	S	N	S	P	P	N
F24 Bed and Breakfast	C	C	C	N	N	N	N	N	N	N	N	N
F25 Service Station or Car-Washing Facility	N	N	N	N	N	N	C	N	S	S	N	N
F26 Automobile Sales	N	N	N	N	N	N	N	N	P	P	P	N
F27 Automobile Repair	N	N	N	N	N	N	S	N	N	P	P	N
F28 Automotive Accessories	N	N	N	N	N	N	N	N	P	P	P	N
F29 Reserved												
F30 Shopping Center	N	N	N	N	N	N	N	N	C	N	N	N
F31 Miniwarehouses	N	N	N	N	N	N	N	N	N	P	P	N
F32 Dwelling in Combination	N	N	N	N	N	N	P	P	P	N	N	N
F33 Reserved												
F34 Medical Marijuana Dispensary	N	N	N	N	N	N	S	N	N	P	P	N
G. Utility, Service & Transportation Uses	AP	RP	RR	S	R-1	VR	VC	C-E	C-O	I-1	I-2	E
G1 Utilities	C	C	C	C	C	C	C	C	C	C	C	C
G2 Emergency Facilities	C	C	C	C	C	C	C	C	C	C	C	C
G3 Terminal	N	N	N	N	N	N	N	N	C	C	C	N
G4 Airport/Heliport	N	N	N	N	N	N	N	N	N	C	C	N
G5 Wireless Telecommunications Facility	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C
H. Industrial Uses	AP	RP	RR	S	R-1	VR	VC	C-E	C-O	I-1	I-2	E
H1 Manufacturing	N	N	N	N	N	N	N	N	N	P	P	N
H2 Research	N	N	N	N	N	N	N	N	N	P	P	N
H3 Reserved												
H4 Printing	N	N	N	N	N	N	N	N	N	P	P	N
H5 Contracting	N	N	N	N	N	N	N	N	N	P	P	N
H6 Reserved												
H7 Crafts	N	N	N	N	N	N	N	N	N	P	P	N
H8 Lumber Yard	N	N	N	N	N	N	N	N	N	P	P	N
H9 Mill	N	N	N	N	N	N	N	N	N	P	P	N
H10 Fuel Storage	N	N	N	N	N	N	N	N	N	S	S	N
H11 Junkyard	N	N	N	N	N	N	N	N	N	S	S	N
H12 Extractive Operation	N	N	N	N	N	N	N	N	N	N	N	S
H13 Industrial Park	N	N	N	N	N	N	N	N	N	N	P	N
H14 Resource Recovery Facility	N	N	N	N	N	N	N	N	N	S	S	N
H15 Solid Waste Landfill	N	N	N	N	N	N	N	N	N	S	S	N
H16 Medical Marijuana Grower/Processor	N	N	N	N	N	N	N	N	N	P	P	N
H17 Warehouse/Logistics Use	N	N	N	N	N	N	N	N	N	P	P	N
H18 Trucking Terminal	N	N	N	N	N	N	N	N	N	P	P	N

	N	N	N	N	N	N	N	N	N	C	C	N
I. General Accessory Uses & Structures	AP	RP	RR	S	R-1	VR	VC	C-E	C-O	I-1	I-2	E
H19 Data Centers	N	N	N	N	N	N	N	N	N	C	C	N
I1 Nonresidential Accessory Building	P	P	P	N	P	P	P	P	P	P	P	P
I2 Outside Storage or Display	C	N	N	N	N	N	N	N	C	P	P	P
I3 Temporary Structure	P	P	P	P	P	P	P	P	P	P	P	P
I4 Temporary Community Event	C	C	C	C	C	C	C	C	C	N	N	N
I5 Oil & Gas Drilling	S	S	S	N	N	N	N	N	N	S	S	S
I6 (Reserved)												
I7 Air Landing Field	N	C	C	N	N	N	N	N	N	C	C	N
I8 Towers, Masts, etc.	C	C	C	C	C	C	C	C	C	P	N	P
I9 Off-Street Parking	P	P	P	P	P	P	P	P	P	P	P	P
I10 Signs	P	P	P	P	P	P	P	P	P	P	P	P
I11 Homestead Chickens	P	P	P	N	N	P	P	P	P	P	P	P
I12 Homestead Animals	P	P	P	N	N	P	P	P	P	P	P	P

(Ord. 5/26/1987, §306; as amended by Ord. 148, 10/20/1992, Art. 1; by Ord. 161, 10/17/1995, Art. 4); by Ord. 168, 2/18/1997, Art. 8; by Ord. 178, 9/15/1998, Art. 2; and by Ord. 184, 4/20/1999, Art. 2; by Ord. 194, --/2000, Art. XI; by Ord. 195, 9/19/2000, Art. II; by Ord. 253, 4/20/2010; by Ord. 257, 9/21/2010; by Ord. 259, 1/18/2011; by Ord. 274, 1/6/2014; and by Ord. No. 295, 10/27/2020.)